

Waterway House, Nottingham



Image credit: Virtual Planit

Residential-led regeneration of Waterway House, Nottingham city centre

CLIENT

Rainier Developments

LPA

Nottingham City Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Strategic Communications, Sustainability

Our role

- We have been advising Rainier Developments (Nottingham) Ltd since they acquired the site from Nottingham City Council in December 2022. The site is located approximately 150m south of Nottingham Railway Station within the Canalside Quarter of Nottingham city centre and comprises Waterway House of (a vacant 1970's 2-storey office building with around 750 sq m of existing floorspace) to the south east and cleared hardstanding areas of land to the west and north.
- Our Planning, Heritage and Townscape, Sustainability and Strategic Communications teams have worked closely with the client, project team and planning and design officers at Nottingham City Council to determine the scale, massing and design of the development. The team has carefully balanced the requirements of all parties to ensure that the scale, massing, and design of the proposals is sensitive to the surrounding ecological, heritage and architectural considerations, while also creating a scheme that is financially viable for the client.
- On behalf of our client, we submitted a full planning application on 8 November 2023 for the demolition of the existing building on site, site clearance works and the construction of a residential development (Use Class C3) providing 191 new dwellings, totalling up to 8-storeys in height with associated residents' amenity space, vehicular and cycle parking.

Results

- The Canalside Quarter is an area undergoing significant change. The proposals deliver an appropriate use to this part of the city centre, building upon the Canal Quarter's ongoing transformation into a mixed-use neighbourhood.
- The proposals will redevelop an underutilised brownfield site for residential use, providing a more appropriate and effective use of land within the city centre, aligning with local and national planning policies aimed at increasing housing supply.
- We have worked closely with the client and consultant team to secure planning permission for the site. The full planning application was granted approval on 20 March 2024.

Turley